

Yakima County's Justification for Shoreline Environmental Designation Changes

Section 16D.06.04 (Shoreline Environments, formerly section 11.00 of the old SMP) establishes all of the Shoreline environments, based on the goals and policies found in the Natural Settings element of *Plan 2015* (NS 7.04-7.22). The Board of County Commissioners (BOCC) adopted the existing Shoreline environments, with minor edits, and two new environments in the new Shoreline Master Program (SMP).

Changes to Shoreline Environments

The Floodway/Channel Migration Zone (CMZ), and the Urban Conservancy environments are the two new environments. The former Natural environment consisted of islands and water areas between Selah and Union Gap. This area is now encompassed by the Floodway/CMZ environment. The new Natural environment has been designated in Federal Wilderness Areas and the Yakama Nation Closed Area.

New Floodway CMZ Environment

The Floodway/CMZ environment is established by the combination of the FEMA Floodway and the CMZ inventory conducted by Yakima County. A description of the methodology used in delineating the CMZ is available on page 82, section 8.1.2 of the BAS Report and "*Channel Migration and Avulsion Hazard Analysis for Selected Shoreline Streams in Yakima County*" contained in the final SMP submittal packet.

The Floodway/CMZ environment is designed to protect the most sensitive and hazardous areas of the Shoreline environment. The development of the Floodway/CMZ environment was based on the scientific literature that acknowledges a river's need to move within parts of its floodplain. Some of the science for the Yakima River Basin refers to "beads on a string", which corresponds to the large, alluvial floodplains located above constrictions along the Yakima and Naches River valleys. An important point is that the CMZ was mapped for those areas that had adequate data to base the delineation on, which also covers the Shorelines with the most development pressure. The FEMA Floodway and CMZ are very similar and largely cover the same geographic areas. The Floodway/CMZ environment expands dramatically in those "beads on a string" areas noted above. The logic behind incorporating the CMZ comes from several sources:

- The SMA administrative rules require the protection of the CMZ;
- The CMZ is the most hazardous location to place development due to flooding, channel erosion, channel avulsion (moving to a new location), and potential for the development to get cut off or destroyed;
- The CMZ is a highly environmentally sensitive part of the floodplain, which has a high density of wetlands, riparian vegetation, and wildlife habitat. It is also the area needed for a river to expend energy in moving sediment, and to re-align itself as its meanders shift over time;
- The CMZ is generally within the existing FEMA Floodway most of the time. The FEMA Floodway is already extremely limited in allowing development within it. The CMZ covers mostly the same areas;

- Using the Floodway/CMZ environment allows the County to place the more restrictive development limits where they are really needed and provide more flexible development opportunities outside the Floodway/CMZ. This is accomplished through the SMP land use table (16D.10.05), which illustrates allowed, conditional and prohibited uses by Shoreline environment.

The old SMP designations are based on the thalweg of the stream and run to the limit of SMA jurisdiction based on left and right bank designations. This does not take into account variability in hazard and environmental sensitivity over a sometimes large area. Consequently, the entire width of the Shoreline environmental designation must cover both the most hazardous and sensitive and less hazardous and sensitive areas. Where the Floodway/CMZ environment is designated, the SMP is implementing “parallel environments”, with a separate environment outside the Floodway/CMZ. Shorelines without a Floodway/CMZ environment will utilize the thalweg and right/left bank designations.

Seven Shoreline streams have been designated with the Floodway/CMZ environment. Where a Floodway/CMZ environment has been designated, the rightbank and leftbank designation fall outside the Floodway/CMZ environment, where applicable. The Floodway/CMZ environment is designated for the:

- Yakima River
- Naches River
- Ahtanum Creek
- Ahtanum Creek North Fork
- Ahtanum Creek South Fork
- Rattlesnake Creek
- Bumping River

New Urban Conservancy Environment

The Urban Conservancy environment is based on the recommended environments provided in the SMA administrative rules, and was developed at the request of the local cities. The Urban Conservancy environment is designated for areas of open space such as parks and the Greenway.

Changes to Environmental Boundaries

The Shoreline Environments for each Shoreline were determined by analyzing:

- Existing Shoreline environments (not for new Shorelines);
- Recommended environments from the CWU Inventory;
- The Shoreline inventory and environmental conditions;
- Existing uses and zoning;
- Comprehensive Plan designations, Urban Growth Areas and future land use designations;
- Ownership patterns (public, private, tribal).

The Central Washington University (CWU) Inventory and Characterization provided recommended environmental designations based on their analysis and the recommended environments in the SMP guidelines. Since Yakima County retained its existing environments and added two new, of which only one was from the guidelines, Yakima County did not utilize the CWU recommendations in whole, but were used in conjunction with the criteria listed above.

The SMP, including environmental designations and maps, were part of a substantial public process initiated in March of 2004. Limited comments were received and only one minor edit was made based on those comments. Yakima County worked with the cities to establish appropriate environmental designations within the cities and their Urban Growth Areas.

For the most part, the existing Shoreline environments did not need to be changed much; most of the changes were in and around urban areas, where development and expanding urban areas has occurred since the adoption of the SMP in 1974. In these instances, the Urban Conservancy or the Urban environments were applied. Another general change was conservancy to rural designations, which is based on existing agricultural uses and only outside the Floodway/CMZ designations.

Shoreline Environmental Designation Changes

The following table describes specific changes to SMP environmental designations for lakes and streams. As noted below, environmental designations for the Yakima River, especially between Selah and Union Gaps, were updated to reflect the existing land use patterns that have become much more complex since the initial adoption of the SMP in 1974, therefore the description of changes is less complex than reality. Refer to the maps for existing and proposed environments for a better depiction of the changes.

Shoreline	Location	Existing Designation	New Designation	Justification
Horseshoe Lake	Sec. 2526,35,36, T9N, R22E	Conservancy	Rural	Existing agricultural development patterns, outside Floodway/CMZ, no surface connection to Yakima River.
Oley's Lake	Sec. 7, T9N, R23E	Conservancy	Not a Shoreline	GIS analysis indicates that Oley's Lake does not meet the 20 acre criterion for Shoreline Designation. Not within the jurisdiction of any other Shorelines.
Freeway Lake	Sec. 7, T13N, R19E	Rural	Urban Conservancy	Existing urban development patterns, mostly within Floodway/CMZ. Associated with Greenway trail system.
Unnamed Lake (CB-E-301)	Sec. 35, T12N, R19E	Rural	Conservancy	Publicly owned (WDFW) and utilized for public access and enjoyment.

Shoreline	Location	Existing Designation	New Designation	Justification
Ahtanum Creek – N. Fork	From the east section line of Sec. 2, T12N, R15E, downstream to the east section line of Sec. 18, T12N, R16E (the confluence with the Ahtanum Creek South Fork).	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.
Ahtanum Creek – S. Fork	From the east Sec. line of Sec. 13, T12N, R15E and Sec. 24, T12N, R15E downstream to the east section line of Sec. 18, T12N, R16E (the confluence with the Ahtanum Creek North Fork). Left Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.
Ahtanum Creek	From east section line of Sec. 18, T12N, R16E (the confluence of the North and South Forks Ahtanum Creek)) downstream to the east section line of Sec. 16, T12N, R17E, except the Ahtanum Mission Site. Left Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.

Shoreline	Location	Existing Designation	New Designation	Justification
Ahtanum Creek	From the east section line of Sec. 4, T12N, R18E downstream to the Bakers Mill Race Canal right-of-way (in the SE ¼ of Sec. 7, T12N, R19E). Left Bank Only	Rural	Urban	Existing/planned urban development patterns, within UGA. Outside Floodway/CMZ.
Ahtanum Creek	From the Bakers Mill Race Canal right-of-way downstream to the South Sec. line of Sec. 8, T12N, R19E	Rural	Urban Conservancy	Existing/planned urban development patterns, within UGA, zoned for parks and public access. Outside Floodway/CMZ.
Cowiche Creek	From the west line of Secs. 8 and 17, T13N, R18E downstream to the southeastern right-of-way boundary of West Powerhouse Rd. Right Bank Only	Rural	Urban	Existing/planned urban development patterns, within UGA.
Cowiche Creek	From the southeastern right-of-way boundary of West Powerhouse Rd downstream to the Northerly boundary line of the Burlington Northern railroad right-of-way in the NE ¼ of the SE ¼ of Sec. 9, T13N, R18E.	Rural	Urban	Existing/planned urban development patterns, within UGA.

Shoreline	Location	Existing Designation	New Designation	Justification
Cowiche Creek	From the Northerly boundary line of the Burlington Northern railroad right-of-way in the NE ¼ of the SE ¼ of Sec. 9, T13N, R18E downstream to the confluence with the Naches River (the NW ¼ of the SW ¼ of Sec. 10, T13N, R18E).	Rural	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA.
Bumping River	From the William O. Douglas Wilderness boundary on the rightbank (in the SW ¼ of the SE ¼ of Sec. 12, T16N, R12E) downstream to the east section line of Sec. 14, T17N, R13E. Right Bank Only	Conservancy	Natural	Within William O. Douglas Wilderness Area.
Naches River	From the centerline of State Route 12 downstream to the east section line of Sec. 5, T14N, R17E. Left Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ

Shoreline	Location	Existing Designation	New Designation	Justification
Naches River	From the east section line of Sec. 5, T14N, R17E downstream to the south line of the north ½ of the north ½ of Sec. 10, T14N, R17E (City of Naches). Left Bank Only	Rural	Urban	Existing/planned urban development patterns, within UGA. Outside Floodway/CMZ.
Naches River	From the south line of the north ½ of the north ½ of Sec. 10, T14N, R17E downstream to the east line of the NW ¼ and the SW ¼ of the SW ¼ of Sec. 11, T14N, R17E. (Naches Community Park) Left Bank Only	Rural	Urban Conservancy	Existing/planned public access patterns, within UGA. Outside Floodway/CMZ.
Naches River	From the east line of the NW ¼ and the SW ¼ of the SW ¼ of Sec. 11, T14N, R17E downstream to the East line of the west ½ of Sec. 9, T13N, R18E. Left Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ
Naches River	From the East line of the west ½ of Sec. 9, T13N, R18E, downstream to the east line of the NW ¼ of the SW ¼ of Sec. 12, T13N, R18E.	Conservancy	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Outside Floodway/CMZ.

Shoreline	Location	Existing Designation	New Designation	Justification
	Right Bank Only			
Naches River	From the east line of the NW ¼ of the SW ¼ of Sec. 12, T13N, R18E downstream to the confluence of the Naches River and Yakima River (in the SE ¼ of the NE ¼, of Sec. 12, T13N, R18E).	Conservancy	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Associated with Greenway trail system. Outside Floodway/CMZ.
Note: the Yakima River environmental designations, especially between Selah and Union Gaps, were updated to reflect the existing land use patters that have become much more complex since the initial adoption of the SMP in 1974, therefore the following description of changes is less complex than reality. Refer to the maps for existing and proposed environments for a better depiction of the changes.				
Yakima River	From the west line of the Roza Canal Right-of-way (in the NE ¼ of the NW ¼ of Sec. 17, T14N, R19E) downstream to the South line of Sec. 18, T14N, R19E. Left Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.
Yakima River	From the south line of Sec 31, T14N, R19E and Sec. 36, T14N, R18E downstream to the South line of Sec. 7 and 8, T13N, R19E. (City of Yakima) Right Bank Only	Rural	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Associated with Greenway trail system. Outside Floodway/CMZ.

Shoreline	Location	Existing Designation	New Designation	Justification
Yakima River	From the South line of Sec. 7 and 8, T13N, R19E downstream to the south section line of Sec. 17, T13N, R19E.	Conservancy	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Associated with Greenway trail system. Outside Floodway/CMZ.
Yakima River	From the South right-of-way line of Terrace Heights Drive in Sec. 20, T13N, R19E downstream to the South line of the NE ¼ of the SE ¼ of Secs. 20 and 21, T13N, R19E. Right Bank only	Urban	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Associated with Greenway trail system. Outside Floodway/CMZ.
Yakima River	From the South line of the NE ¼ of the SE ¼ of Secs. 20 and 21, T13N, R19E downstream to the Southerly right-of-way line of State Route 24 in Sec. 28 T13N, R19E.	Rural	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Associated with Greenway trail system. Outside Floodway/CMZ.
Yakima River	From the South line of the NE ¼ of the SE ¼ of Secs. 20 and 21, T13N, R19E downstream to the Southerly right-of-way line of State Route 24 in Sec. 28 T13N, R19E. Left Bank Only	Rural	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Associated with Greenway trail system. Outside Floodway/CMZ.

Shoreline	Location	Existing Designation	New Designation	Justification
Yakima River	From the Southerly right-of-way line of State Route 24 in Sec. 28, T13N, R19E downstream to the south line of the North ½ of Secs. 4 and 5, T12N, R19E. Right Bank Only	Conservancy	Urban Conservancy	Existing/planned urban development/public access patterns, within UGA. Associated with Greenway trail system. Outside Floodway/CMZ.
Yakima River	From the south line of the North ½ of Secs. 4 and 5, T12N, R19E downstream to the south line of Sec. 8, T12N, R19E. Right Bank Only	Conservancy	Urban	Existing/planned urban development, within UGA/City limits. Outside Floodway/CMZ.
Yakima River	From the South line of Sec. 17 T12, R 19E downstream to the south line of Secs. 1, 2 and 3 of T11N, R13E. Left Bank Only	Rural	Conservancy	Majority of shoreline in public/tribal ownership. Outside Floodway/CMZ.
Yakima River	From the south line of Secs. 1, 2 and 3 of T11N, R13E downstream to the North line of the South ½ of the South ½ of Secs. 11, 12, T11N, R17E, and Secs. 7 and 8 of T11N, R20E. Right Bank Only	Rural	Urban	Existing/planned urban development, within UGA/City of Wapato. Outside Floodway/CMZ.

Shoreline	Location	Existing Designation	New Designation	Justification
Yakima River	From the South ½ of the South ½ of Secs. 11, 12, T11N, R17E, and Secs. 7 and 8 of T11N, R20E downstream the east section line of Secs. 28 and 33, T11N, R20E. Left Bank Only	Rural	Conservancy	Majority of shoreline in public/tribal ownership. Outside Floodway/CMZ.
Yakima River	From the east section line of Secs. 28 and 33, T11N, R20E downstream to the East line of Sec. 36, T11N, 20E and Secs. 1 and 12 of T10N, R20E. Left Bank Only	Rural	Urban	Existing/planned urban development, within UGA/City of Zillah. Outside Floodway/CMZ.
Yakima River	From the East line of Sec. 36, T11N, 20E and Secs. 1 and 12 of T10N, R20E downstream to the North line of the South ½ of the South ½ of Secs. 7 and 8, T10N, R21E. Left Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.

Shoreline	Location	Existing Designation	New Designation	Justification
Yakima River	From the North line of the South ½ of the South ½ of Secs. 7 and 8, T10N, R21E downstream to the East line of the SE ¼ of Sec. 17, T10N, R21E and the East line of Sec. 20, T10N, R21E.	Rural	Urban Conservancy	Existing/planned urban development/public access patterns, within Granger UGA. Outside Floodway/CMZ.
Yakima River	From the south right-of-way line for State Route 223 within the SE ¼ of Sec. 21, T10N, R21E downstream to the East line of Secs. 20 and 29, T9N, R22E. Right Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.
Yakima River	From the East line of Secs. 20 and 29, T9N, R22E downstream to the East line of Secs. 25 and 36, T9N, R22E.	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.
Yakima River	From the East line of Secs. 25 and 36, T9N, R22E downstream to the Yakima/Benton County line in the NE ¼ of Sec. 12, T8N, R23E. Right Bank Only	Conservancy	Rural	Existing rural development patterns. Outside Floodway/CMZ.